

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

June 6, 2017

FINAL AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for an addition for “WIZO Women's International Zionist Organization” located at 1150 Kane Concourse, 5th Floor, Lot 7 of Block 20. The owners are proposing to demolish the existing outdoor terrace on the rear (south) building façade and enclose the terrace space to use as additional office area. The new habitable space on the 5th floor of the building will have an additional 273 square foot. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:*

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Ms. Ana C. Rocha.

2. Approval of minutes of the Board meeting held on March 21, 2017. (Item #2)

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

June 6, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for an addition for “WIZO Women's International Zionist Organization” located at 1150 Kane Concourse, 5th Floor, Lot 7 of Block 20. The owners are proposing to demolish the existing outdoor terrace on the rear (south) building façade and enclose the terrace space to use as additional office area. The new habitable space on the 5th floor of the building will have an additional 273 square foot. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Ms. Ana C. Rocha.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report 1150 KC Comm Add May 24 2017 (2).pdf
2.	Site Plan & Elevations	1150KC5thFloor.pdf

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: May 24th, 2017

Subject: Site Development Plan Application – Commercial Addition
1150 Kane Concourse - Office Building
Bay Harbor Islands Acct. No. MB2017-77
MMPA Acct. No. 01-0702-1054

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the Site Development Plans dated May 10th, 2017 and, if found acceptable, **APPROVE** the proposed modification / demolition of an exterior terrace on the 5th Floor of the existing office building enclose the area, subject to any conditions listed herein / plan revisions and/or imposed by the Board.

PROJECT DESCRIPTION

The project architect, Schapiro Associates, as agent for the property owner, WIZO Women's International Zionist Organization / The Gallery at Bay Harbor Condo, Unit 4, has submitted a Site Development Plan application to allow for the construction of a proposed 273 square foot addition of habitable space on the 5th floor of the building. The proposed renovation includes the demolition of the existing outdoor terrace on the rear (south) building façade and enclosing the terrace space to use it as additional office area. The parking lot for the office building fronts the alley. The rear façade of the building faces the east / west alley south of Kane Concourse in Block 20. South of the alley is the Town's multi-story 95th Street Parking Garage. The proposed renovation will add one (1) off-street parking space which is in accordance with Town Code Sec. 23-24(c)(6) that requires 1 parking space for every 300 square feet of office area.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of “Commercial.” The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The subject site has a Zoning classification of B-1 Business District. The proposed use of the commercial property is consistent with this zoning classification.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

No additional right-of-way is necessary for this application – the roadways / alley locations / widths are fixed. There are numerous parallel parking spaces within the Kane Concourse corridor. Access to the on-site parking lot is via the alley south of the subject site. Currently 15 parking spaces exist (original approval / grandfathered). The parking lot will be re-configured to add one (1) additional parking space for a total of sixteen (16) parking spaces. The Town Code requires that two-way driveways be a minimum of 23 feet in width, while one-way driveways must be a minimum of 12 feet in width. The revised parking lot design meets the minimum requirements for parking stall sizes and driveway width.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

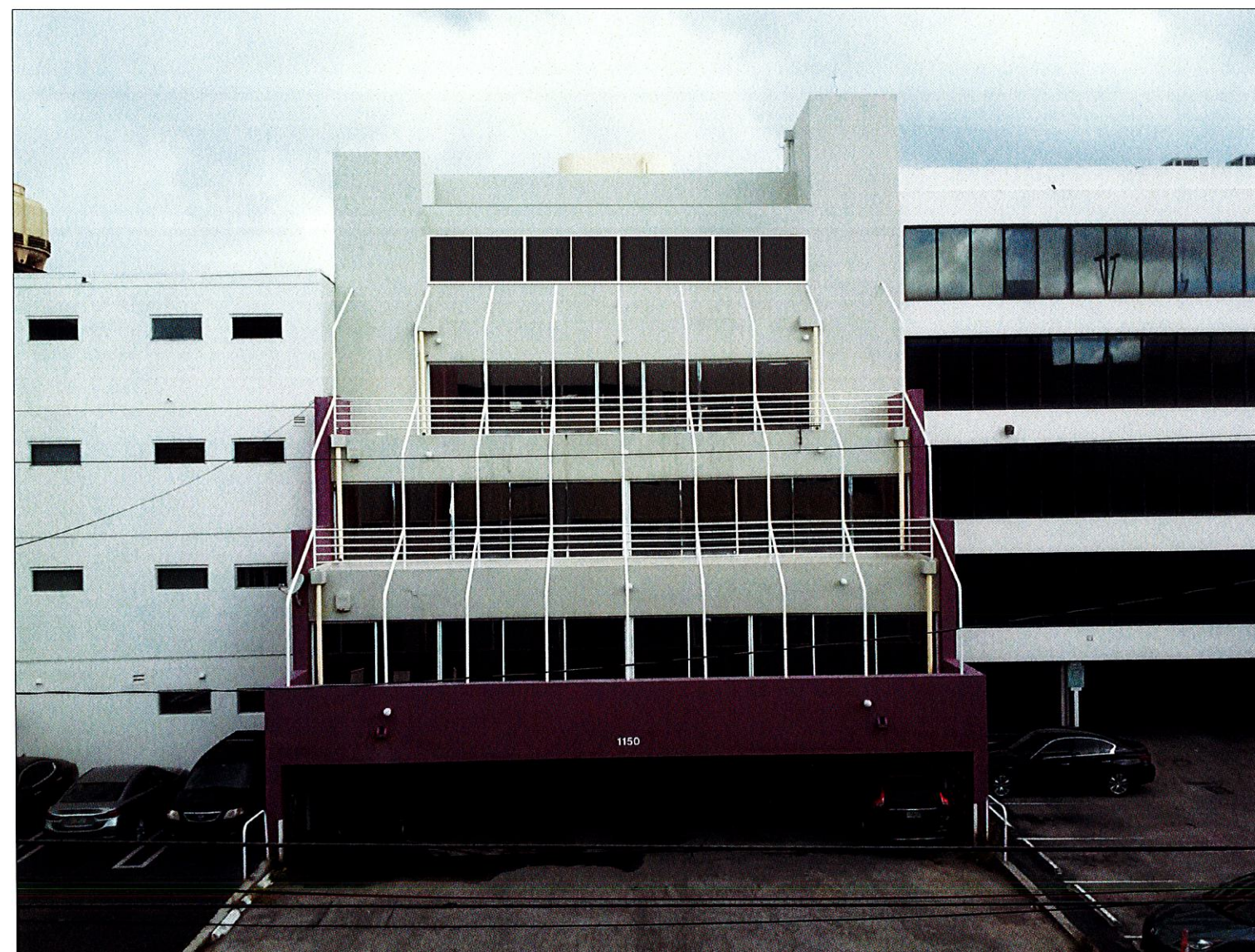
MMPA recommends **APPROVAL** of the re-development plan as submitted. This approval is based on the Site Development Plans prepared by Schapiro Associates, dated May 10th, 2017. Any substantial changes requested after the PZB approval may require a separate approval from staff / Planning and Zoning Board, as specified in the Town Code.

WIZO NEW ADDITION

1150 KANE CONCOURSE 5TH FLOOR

BAY HARBOR ISLANDS, FLORIDA 33154

June 6, 2017 Planning and Zoning Submittal



INDEX OF DRAWINGS	
	COVER SHEET, INDEX OF DRAWINGS
A-1	SITE / ROOF AND PARKING, ZONING DATA
A-2	DEMOLITION FLOOR PLAN, DEMOLITION ELEVATION
A-3	FLOOR PLAN, ELEVATION
A-4	PHOTOS



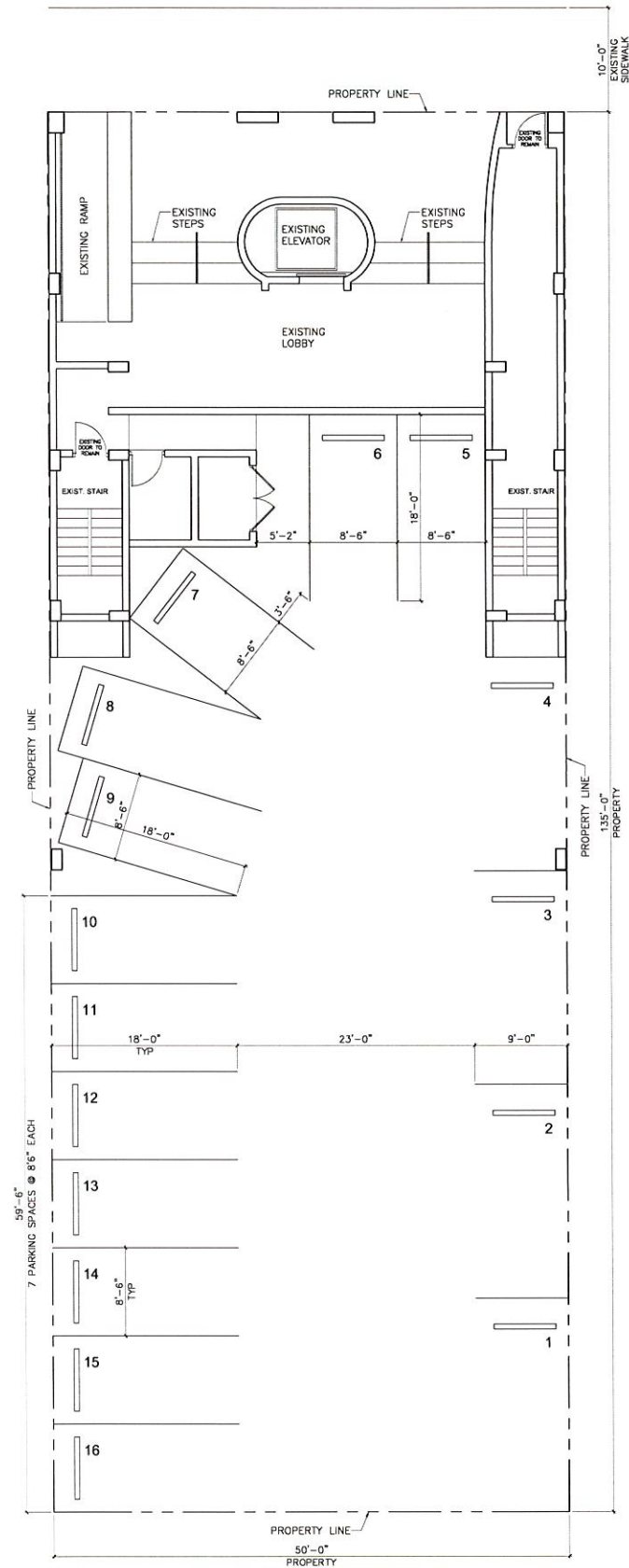
ARCHITECTURE URBANISM INTERIORS

ARCHITECT:

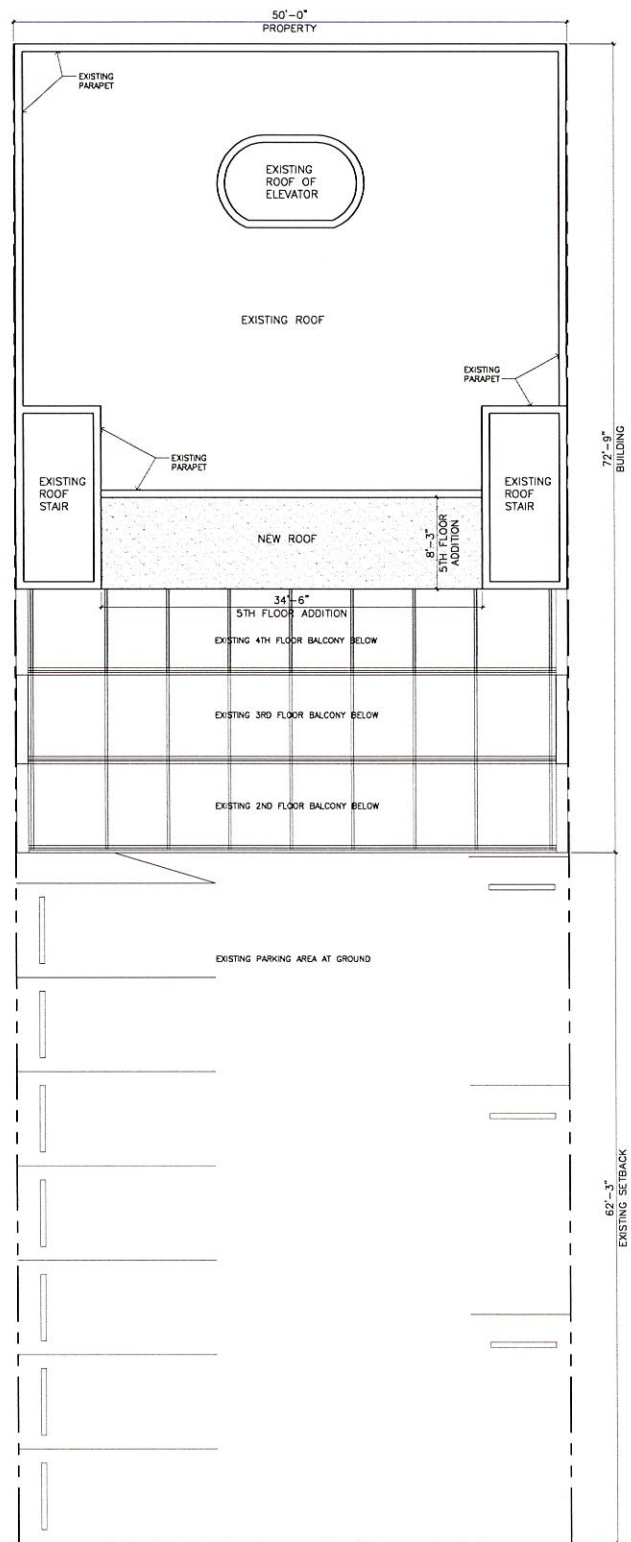
SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Email jaimie@schapiroassociates.com

JUN 06 2017





2 PARKING PLAN
SCALE: 1/8" = 1'-0"



1 SITE / ROOF PLAN
SCALE: 1/8" = 1'-0"



2 LOCATION MAP
SCALE: NTS.



LEGAL DESCRIPTION:
THE GALLERY AT BAY HARBOR CONDO, UNIT 4. UNDIV 25.0%, INT IN COMMON ELEMENTS, OFF REC 11713-177 OR 15637-0827 0892 3

ZONING DATA
ZONING CODE: B-1
LOT WIDTH: 50'-0"
LOT DEPTH: 135'-0"
LOT AREA: 6,750 S.F.
BUILDING COVERAGE: 3,638 / 6,750 = 53.8% EXISTING

PROPOSED TOTAL BUILDING AREA:
EXISTING: 3,638 S.F. FOOTPRINT
NEW: 3,638 S.F. FOOTPRINT
TOTAL: 3,638 S.F. FOOTPRINT

SQUARE FOOTAGES PER FLOOR
GROUND: EXISTING
SECOND: EXISTING
THIRD: EXISTING
FOURTH: EXISTING
FIFTH: EXISTING + 285 S.F. ADDITION OF EXISTING TERRACE

PARKING:
REQUIRED: 15 ORIGINALLY PERMITTED AND GRANDFATHERED
NEW: 1 273 NET S.F. ADDITION AT 5TH FLOOR
(ONE SPACE FOR 300 SQUARE FEET NET)
TOTAL: 16

PROPOSED FLOOR AREA	EXISTING GROSS	NEW GROSS	
5TH FLOOR	2,132 S.F.	2,412 S.F.	
SETBACKS	REQUIRED	PROVIDED	
PRIMARY FRONTAGE	0	0	
SECONDARY FRONTAGE	NA	NA	
SIDE	0	0	
REAR	0	62'-3"	
HEIGHT	ALLOWED	PROVIDED	
	50 FT	50 FT	

SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

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jaime@schapiroassociates.com

WIZO NEW ADDITION
1150 KANE CONCOURSE 5TH FLOOR
BAY HARBOR ISLANDS, FLORIDA 33154
FOLIO NO: 13-2227-084-0040

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P&Z SUBMITTAL
June 6, 2017

DATE: 5-22-2017 PROJECT No.: 539
SCALE: AS SHOWN CND NAME: 539 - A-1 SITE, ZONING DATA

REV	DATE AND COMMENT

SITE / ROOF AND PARKING ZONING DATA

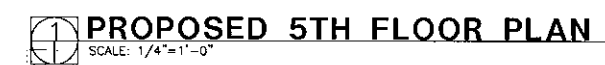
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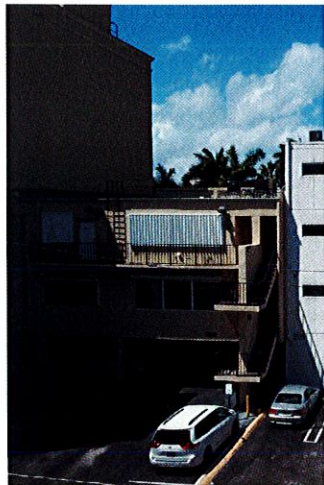
A-1



P&Z
SUBMITTAL
June 6, 2017

A-2





1166 KANE CONCOURSE

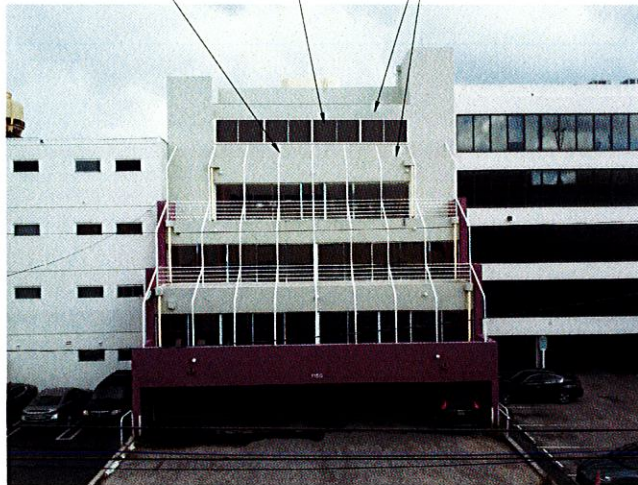


1160 KANE CONCOURSE

EXISTING ALUM.
ORNAMENTAL
TUBE TO REMAIN

GREY GLASS ON WHITE
ALUMINUM FRAME TO
MATCH EXISTING

STUCCO TO
MATCH EXISTING



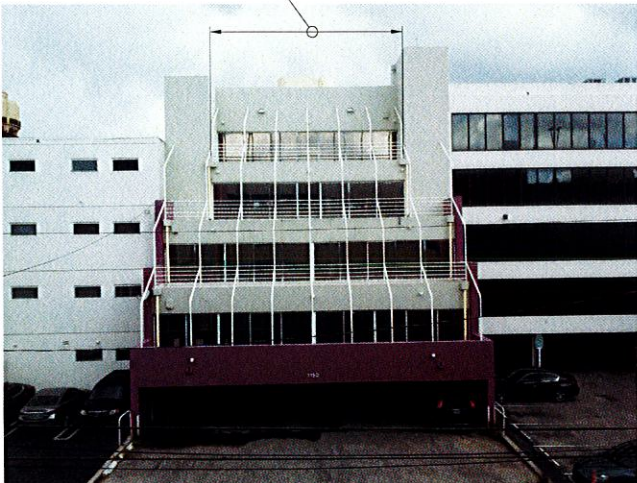
1150 KANE CONCOURSE



1140 KANE CONCOURSE

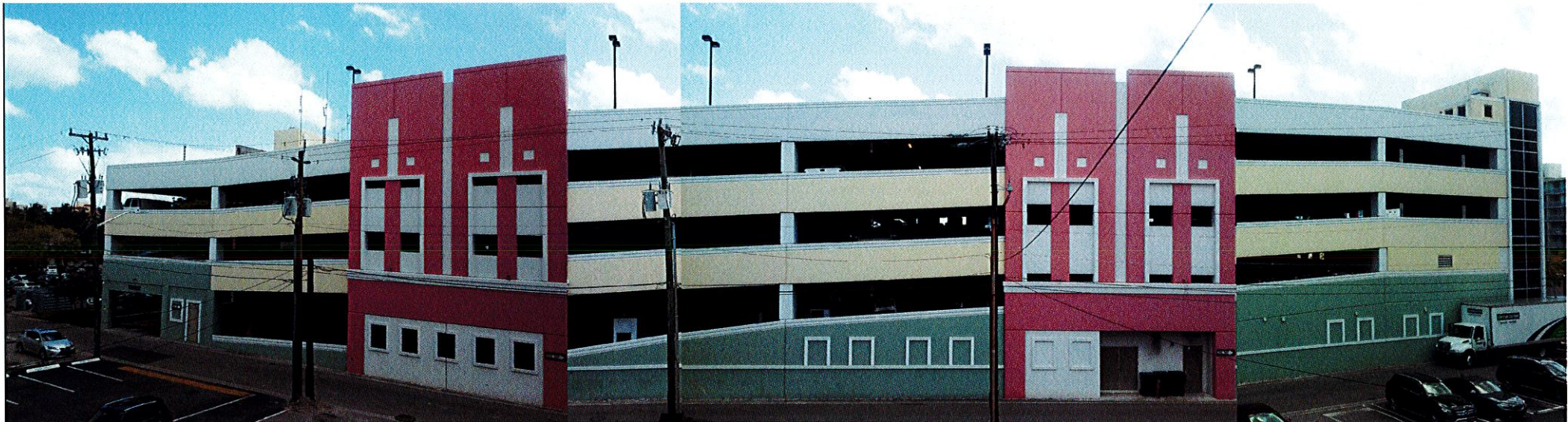
3 PROPOSED PANORAMA
SCALE: NTS.

PROPOSED ENCLOSED AREA
OF FORMER BALCONY AT
5TH FLOOR



1150 KANE CONCOURSE

2 EXISTING VIEW FROM BURT COURT
SCALE: NTS.



MUNICIPAL PARKING GARAGE (BLUE LOT) 1065 95 Street

1 EXISTING VIEW FROM BURT COURT
SCALE: NTS.

WIZO NEW ADDITION
1150 KANE CONCOURSE 5TH FLOOR
BAY HARBOR ISLANDS, FLORIDA 33154
FOLIO NO: 13-2227-084-0040

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**P&Z
SUBMITTAL**
June 6, 2017

DATE	5-22-2017	PROJECT No.	539
SCALE	AS SHOWN	CAD NAME	538 - A-4 PHOTOS
REV	DATE AND COMMENT		

PHOTOS

AGENDA ITEM REPORT

June 6, 2017

ITEM NUMBER: 2.

ITEM: Approval of minutes of the Board meeting held on March 21, 2017. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 3.21.2017	3-21-17 DRAFT.docx
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TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING & ZONING BOARD MEETING

A Planning & Zoning Board Meeting was held Tuesday March 21, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steve Hurwitz

Board Member Alan Bebchik

Board Member Jed Frankel

Board Member Robert Saland

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

At this time Town Attorney Simone swore in all the individual speaking at the Public Hearing.

Item 1. Request for approval for a new multi-family dwelling for “Atlantis” located at 10281 W. Bay Harbor Drive, Lots 6-7 of Block 5. The developer is proposing to construct a twenty-eight (28) dwelling unit mid rise residential development. The proposed units range from 1,033 to 1,990 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure that is located on grade. The proposed new building is 7 stories in height (5) floors of residential over two floors of parking garage and building lobby @ max. 65 feet above BFE. The developer will be required to obtain 11 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

Attorney, Jeffrey Bercow, came forward to address the Board. He explained the proposed project was consider by the Board last year and since then made some significant architectural enhancements to better the project. Among those changes was the addition of a breezeway, open yard, stone materials and a reduction in dwelling units to twenty eight (28) units.

Architects, Marcus Frankel and Ifhat Benayoun, came forward and presented the renderings to the Board. He explained the project underwent architectural enhancements that included a more attractive landscaping design on East Bay Harbor Drive and West Bay Harbor Drive; two (2) new entry driveways on 103 Street; a breezeway; a 7 story waterfall to add more light and rooftop amenities that included 4 private roof gardens and a 60 feet pool. He felt that the proposed project was a contemporary building that complied with all applicable Town regulations and exceeded the landscaping code.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and asked why the unity had not been filed and felt the project needed to go to the Town Council for approval.

John Vetter, 10350 W. Bay Harbor Drive, came forward and was concerned with the vehicular entrance, the lighting plan and the proposed landscaping on the rooftop.

Janet Adler, 10350 W. Bay Harbor Drive, came forward and was concerned with the vehicular traffic and lighting plan.

Theresa Murray, 10350 W. Bay Harbor Drive, came forward and asked where would they be staging the construction and was concerned with the traffic from the site and the lighting plan.

Dick Impastato, 10350 W. Bay Harbor Drive, came forward and was also concerned with the additional traffic and felt that there was a blind corner on 102 Street southbound.

Haim Katan, 9250 W. Bay Harbor Drive, came forward and was concerned with the quality of life.

CLOSED PUBLIC COMMENT

There was a detailed discussion on corner turn into West Bay Harbor Drive; traffic study; external lighting study; parking garage screening; planters on the rooftop; summer kitchens; proposed materials; ground floor generator room and open entry to the courtyard.

ACTION: Board Member Bebachik made a motion to approve the proposed project subject to the following conditions:

1. Roof level landscaping shall have no coconut palms.
2. Applicant should install stop signs and mirrors on all driveway exits to help drivers exiting the property see oncoming vehicular and pedestrian traffic.
3. Landscaping near the driveway exits shall not exceed 24 inches in height.

Board Member Saland seconded the motion and it passed unanimously.

Town Clerk Siegel reminded the Board Members that the next meeting was scheduled for Wednesday, April 5th, 2017.

There being no further business to discuss meeting was adjourned at 8:46 p.m.

CHAIR

ATTEST

TOWN CLERK

DRAFT